

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

October 15, 2015



FP15-23: proposed Final Plat of Trail's End Subdivision

SIZE AND LOCATION: 1.041 acres of land out of the Moses Baine League located north of the intersection of Rabbit Lane and Nancy Street

EXISTING LAND USE: vacant acreage

ZONING: Mixed Use – Residential District (MU-1)

APPLICANT(S): Jimmy D. Ford

AGENT(S): J4 Engineering, Glenn Jones, PE-CFM

STAFF CONTACT: Randy Haynes, AICP, Senior Planner



PROPOSED SUBDIVISION AND RECOMMENDATION:

The proposed final plat of the Trail's End Subdivision creates 3 lots intended for single-family residential use on 1.041 acres of vacant land currently zoned Mixed Use – Residential District (MU-1). The new lots are proposed to be 0.126 acres, 0.126 acres, and 0.544 acres in size, respectively.

Rabbit Lane currently has 50 feet of right-of-way and is classified as minor arterial street on Bryan's Thoroughfare Plan. According to the Unified B/CS Design Guidelines, minor arterial streets should have at least 100 feet of right-of-way. With this final plat, the developer is therefore dedicating half the increment necessary (25 feet) to make Rabbit Lane a 100-foot wide right-of-way.

\$1,560 in parkland dedication and development fees for three new lots are due prior to the recording of this replat in according with subdivision regulations.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.